

CONFIDENTIAL

REMEDIAL SITE ASSESSMENT DECISION - EPA REGION 5

Site Name: Johnson Controls EPA ID#: IND 00 9549593

Alias Site Names: _____

City: Goshen County or Parish: EIKhart State: _____

Refer to Report Dated: April 12, 1994 Report type: SIP Memo

Report developed by: IDEM



DECISION:

☒ 1. Further Remedial Site Assessment under CERCLA (Superfund) is not required because:

☒ 1a. Site does not qualify for further remedial site assessment under CERCLA
(Site Evaluation Accomplished - SEA)
(NFRAP)

☐ 1b. Site may qualify for further action, but is deferred to:

☐ RCRA
☐ NRC

☐ 2. Further Assessment Needed Under CERCLA:

2a. (optional) Priority: ☐ Higher ☐ Lower

2b. Activity Type:

☐ PA
☐ SI

☐ ESI
☐ HRS evaluation

☐ Other: _____

DISCUSSION/RATIONALE: Site is not CERCLA eligible.

Report Reviewed and Approved by: _____ Signature: J. Pels Date: 4/26/94

Site Decision Made by: _____ Signature: J. Pels Date: 4/26/94

-1364-
SPR
W.C.

Instructions: Use of EPA Form #9100-3

1) **Filling blanks and boxes using a wordperfect version of the form:** This is most easily done in the 'typeover' (or insert) mode in wordperfect. Begin by hitting the 'insert' key on your keyboard, move to the line or box desired, and begin typing. The boxes are set up to give bold characters, and the line characters (" _ ") ensure the form keeps a constant format. The form uses wordperfect version 5.1 and a 'universal scalable' font; you may need to revise printer setup to accommodate this. The diskette provided contains 2 versions of this form in Wordperfect 5.1 format (see point 2 below). These files have a write protection code.

2) **Discussion/Rationale Section:** The evaluator should enter comments as appropriate. To facilitate this, two versions of this form are provided in wordperfect files. Version "SA-DECIS.#1" contains the version found on the front side of this form. You can complete this form in writing or by using the 'typeover' mode when entering discussion text using wordperfect. Version "SA-DECIS.#2" has the exact same form, except the lines have been deleted from the discussion box. This box was created using 'Tables' in wordperfect 5.1, thus it can expand as new lines are added or scrolled within the box. The evaluator can simply enter text in the normal edit mode in wordperfect.

3) **Use of 'not applicable - (n/a)':** This can be entered wherever appropriate. For example, in cases where EPA wants to re-evaluate a previous decision based on new information and no report applies, the evaluator may enter 'N/A' for "report type" and "report date". The Discussion/Rationale section should explain what new information supports EPA's decision.

4) **Signature Boxes:** When using this form to document report approval, the Regionally designated person responsible to review and approve a final report should sign and date the "Report Reviewed and Approved by" line. Otherwise, reviewers can choose to sign their approval directly on a report and eliminate the "Report Reviewed and Approved by" signature box from this form.

The person responsible for deciding what, if any, further site assessment is required should complete the 'Site Decision Made by' line (note that this can be the same person who reviewed and approved a report). All dates should reflect when an actual review or decision is complete. Only site decision dates, and not site assessment report dates, need to roughly correspond to CERCLIS entry dates.

Explanation of Entries

- 1) Site Name = same name as listed in CERCLIS
- 2) EPA ID = same as CERCLIS ID number
- 3) Alias site names = self explanatory
- 4) City, County or Parish, State = same as listed in CERCLIS
- 5) Report date = if applicable, date of final report associated with the site decision
- 6) SEA = Site Assessment Accomplished, the successor of No Further Remedial Action Planned (NFRAP)
- 7) RCRA = the Resource Conservation and Recovery Act (RCRA) program of EPA
- 8) NRC = the Nuclear Regulatory Commission
- 9) PA = Preliminary Assessment
- 10) SI = Site Inspection
- 11) SIP = Site Inspection Prioritization
- 12) ESI = Expanded Site Inspection
- 13) Regional Decision Team - a group of EPA Regional managers who evaluate the need for site assessment and response action at a site and formulate appropriate steps to address those needs.

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DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

INDIANAPOLIS

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SITE ASSESSMENT SECTION

OFFICE MEMORANDUM

Date: April 12, 1994

To: Jan Pels, SAM
U.S. EPA Region V

Thru: Harry E. Atkinson *HEA.*
Site Investigation

From: Holly Grejda *HG*
Site Investigation

Subject: Focused Site Inspection Prioritization
Johnson Controls, Goshen, Elkhart County
EPA ID# IND009549593

The Johnson Controls, Inc. site located on 1302 East Monroe Street, in the town of Goshen, Elkhart County, Indiana is not eligible for CERCLA activity. According to the Guidance for Performing Preliminary Assessments Under CERCLA (EPA, Sept. 1991, page 18), "Sites subject to RCRA Subtitle C include sites handling RCRA-defined hazardous wastes which are currently, or were for any period of time after November 19, 1980, functioning as TSDFs." A listing of the State of Indiana Hazardous Waste Handlers (08/06/92) states that the Johnson Controls, Inc. is considered a Large Quantity Generator and a Treatment, Storage and Disposal Facility under RCRA. Furthermore, an April 11, 1985 memorandum from Ecology and Environment, Inc., a U.S. EPA contractor, indicated that the site was ineligible for CERCLA action since the site was under RCRA interim status for a Part A Application.

The State requests that the U.S. EPA make the appropriate adjustments in the CERCLIS database to indicate the site's CERCLA ineligibility.

Attachments

cc: 3B file

08/06/92

S T A T E O F I N D I A N A
HAZARDOUS WASTE HANDIERS - SORTED BY NAME

GEN: 1 = Large quantity generator
2 = Small quantity generator
3 = conditionally exempt gen

TRN: transporter

TSD: treatment, storage, disposal

| EPA ID | NAME OF FACILITY | LOCATION ADDRESS | LOCATION CITY | ZIP | PHONE | GEN/TRN/TSD |
|--------------|---------------------------|----------------------------|---------------|-------|--------------|-------------|
| IND081529521 | JIM'S FORMAL WEAR COMPANY | 621 MERIDIAN ST | ANDERSON | 46016 | 317-644-8900 | 2 / / |
| IND984893107 | JIMCO MFG INC | 1520 W MCELROY DR | WARSAW | 46580 | 219-267-5225 | 3 / / |
| IND003476181 | JIMS AUTO CARE | STATE ST | GRABILL | 46741 | 219-627-2619 | 2 / / |
| IND984875039 | JIMS BODY SHOP | EUREKA RD | HATFIELD | 47617 | 812-359-5011 | 2 / / |
| IND984971770 | JIMS CLEANERS INC | 6TH AND DAVIS AVE | TERRE HAUTE | 47802 | 812-234-0706 | 2 / / |
| IND982418576 | JKJ INC B/B/A MAACO AUTO | 3115 LAFATETTE RD | INDIANAPOLIS | 46222 | 317-925-9900 | 2 / / |
| IND984960625 | JM REYNOLDS OIL CO | 395 S HUNTING ST | WABASH | 46992 | 219-563-3317 | 2 / / |
| IND984885731 | JOES SUPER SERVICE | 601 W OLD RIDGE RD | HOBART | 46342 | 219-942-9119 | 2 / X / |
| IND006366116 | JOFCO INC PLT 1 | 402 EAST 13TH ST | JASPER | 47546 | 812-482-5154 | 2 / / |
| IND981195423 | JOFCO INC PLT 2 | 12TH AVE | JASPER | 47546 | 812-482-5154 | 2 / / |
| IND984900910 | JOHN'S BODY SHOP | 102 N 3RD | CENTERVILLE | 47330 | 317-855-5157 | 2 / / |
| IND984902361 | JOHN'S STANDARD | 409 MAIN ST | PETERSBURG | 47567 | 812-354-9211 | 2 / / |
| IND984958769 | JOHNS AMOCO | 3902 S POST RD | INDIANAPOLIS | 46239 | 317-862-1310 | 2 / / |
| IND103910956 | JOHNS AUTO REBUILDING INC | 720 W 65TH AVE | SHERERVILLE | 46375 | 219-322-1841 | 2 / / |
| IND005442942 | JOHNSON BROS SOUTH WHITLE | 307 S STATE ST | SOUTH WHITLEY | 46787 | 219-723-5161 | 2 / / |
| IND115304768 | JOHNSON CONTROLS | 2501 E 850 N | OSSIAN | 46777 | 219-622-6222 | 2 / / |
| IND009549593 | JOHNSON CONTROLS INC | 1302 EAST MONROE STREET | GOSHEN | 46526 | 219-533-2111 | 1 / / X |
| IND005382569 | JOHNSON CONTROLS INC | 2525 N SIXTH ST | VINCENNES | 47591 | 812-882-9520 | 2 / / |
| IND984976381 | JOHNSON CONTROLS INCORP | 1255 N SENATE AVE | INDIANAPOLIS | 46206 | 317-638-7611 | 2 / / |
| INT190010033 | JOHNSON METAL PRODUCTS | 305 INDUSTRIAL PARKWAY | RICHMOND | 47374 | 317-962-8515 | 3 / / |
| IND045090784 | JOHNSON PRECISION MACHINE | 1700 SCHUYLER AVE | LAFAYETTE | 47904 | 317-742-2254 | 2 / / |
| IND982063000 | JOHNSON S E CO INC. FT WA | 750 THOMAS RD | FORT WAYNE | 46804 | 419-893-8731 | 2 / / |
| IND984958371 | JOHNSONS AMOCO | 2102 N POST RD | INDIANAPOLIS | 46219 | 317-897-4417 | 2 / / |
| IND981092232 | JOMAC PRODUCTS, INC. | CO. RD 500 W. AND HWY 30 W | ATWOOD | 46502 | 219-858-2498 | 3 / / |
| IND984900860 | JONATHAN RUBBER (F THURM | 925 S PETERS ST | GARRETT | 46738 | 219-357-4816 | 2 / / |
| IND147083075 | JONATHAN RUBBER CORP | 1100 S COWEN ST | GARRETT | 46738 | 219-357-3177 | 1 / / |
| IND984958736 | JONES AMOCO II | 11614 ALLISONVILLE RD | FISHER | 46038 | 317-849-7112 | 2 / / |
| IND049585516 | JONES AUTO BODY INC | 1903 E MEMORIAL DR | MUNCIE | 47302 | 317-284-2593 | 2 / / |
| IND016677981 | JONES BODY SHOP | 207 SOUTH ST | WASHINGTON | 47501 | 812-254-5358 | 3 / / |
| IND006058556 | JONES CHEMICALS INC. | 600 BETHEL AVENUE | BEECH GROVE | 46107 | 317-787-8381 | 1 / / X |
| IND102119419 | JONES JOHN CHEV INC | HWY 60 E | SALEM | 47167 | 812-883-3081 | 2 / / |
| IND981784481 | JONES TRANSFER CO. | 5929 MOELLER RD | FORT WAYNE | 46806 | 219-749-0008 | 2 / / |
| IND134365642 | JORDAN FORD | 609 E JEFFERSON BLVD | MISHAWAKA | 46545 | 219-259-1981 | 2 / / |
| IND163776370 | JORDAN LINCOLN MERCURY | 1005 N NAPPANEE | ELKHART | 46514 | 219-264-1196 | 2 / / |
| IND984877555 | JORDAN TOYOTA | 1605 N CEDAR ST | MISHAWAKA | 4654 | 219-259-1981 | 2 / / |
| IND984890483 | JOSAM CO | 525 W US HWY 20 T | MICHIGAN CITY | 46360 | 219-872-5531 | 1 / / |
| IND074298522 | JOSEPH COLLEGE | US 231 S WAREHOUSE | RENSSELAER | 47978 | 219-866-6164 | 2 / / |
| IND984971226 | JOSEPH MOTORS INC | 310 W HANAWALT RD | MONTICELLO | 47960 | 219-583-4555 | 2 / / |
| IND039105119 | JOURNAL AND COURIER | 217 N 6TH ST | LAFAYETTE | 47901 | 317-423-5511 | 2 / / |
| IND981089329 | JQ TEX, INC./TRAILMASTER | 1033 E. 5TH STREET | MISHAWAKA | 46544 | 219/259-0329 | 2 / / |
| IND984958231 | JR FOOD MART | 210 W NATIONAL | BRAZIL | 47834 | 812-835-2931 | 2 / / |
| IND984873422 | JR WEBER INC | 23540 REEDY DR | ELKHART | 46514 | 219-262-2157 | 2 / / |
| IND984895375 | JT CORP DBA TEMPLETONS FO | 5102 E 38TH ST | INDIANAPOLIS | 46218 | 317-545-1036 | 2 / / |
| IND984895557 | JT CORP DBA TEMPLETONS FO | 410 MAIN ST | ZIONSVILLE | 46077 | 317-873-2868 | 2 / / |
| IND984900035 | JT CORP DBA TEMPLETONS FO | 6840 E 82ND | INDIANAPOLIS | 46250 | 317-849-5278 | 2 / / |



ecology and environment, inc.

111 WEST JACKSON BLVD., CHICAGO, ILLINOIS 60604, TEL. 312-663-9415

International Specialists in the Environment

CERCLA - SITE DOCKET
36
DRAFT
SUBJECT TO REVISION

M E M O R A N D U M

DATE: April 11, 1985
TO: File
FROM: Richard Dagnall RD
SUBJECT: HRS Scoring of Johnson Controls, Inc.
Indiana, TDD #R05-8307-4E, IN0186
Goshen, Johnson Controls, Inc.

There is no permanent on-site storage of hazardous waste at Johnson Controls, Inc. The site produces wastes containing various heavy metals. The wastes are treated on the site using cyanide destruction, chrome reduction, pH adjustment and filtration. The wastes end up in a sludge form. These sludges, as well as any filter paper used, are stored in drums in a separate building. The building has a collection system in case of a spill. The drums are then sent to an approved landfill.

The site is under RCRA interim status for their part A application, Permit No. IND009549593. They are also covered by NPDES Permit No. 0000761 and Air Permit No. 201-06-85-0596.

Because the site has interim status and because all wastes at the facility are handled pursuant to federal permits, the site is not eligible for the HRS.

DR:3X

ESI PRIORITIZATION QUESTIONNAIRE

Site Name: Johnson Controls, Inc. ID# IND009549593
Date Prepared: August 29, 1991 Prepared By: Elizabeth Gamauf
Site Location NM 1/4, NE 1/4, Sec.15, T.36N, R.6E, Elkart Co., Goshen, IN

Brief Site History Johnson Controls, Inc. is a container storage facility and a large quantity generator. Operating on 13 acres of land from 1937 to present. Cd and Sn plating and chromating waste was discharged into Rock Run Creek until 1965. From 1965-1974 waste water was discharged into the Goshen sewer system. After 1974 all rinse water was treated on-site. All liquid waste is recycled and sludge is manifested and hauled to an approved landfill. Effluent to Rock Run Creek is regulated by NPDES permit.

Superfund Preliminary Assessment PA Date 2/20/84, State PA Rating:Low
Hazardous Substances of Concern:

Migration Pathway(s) of Concern:

Type of Documentation of Hazardous Substances:

Superfund Site Inspection Date of Inspection 9/17/84, FIT
Migration Pathways Investigated:
No pathways were investigated and no samples were taken.

Type/Contaminants of Concern Found for each Migration Pathway:
N/A

Data Gaps/Migration Pathways not Investigated:
Ground water, surface water, soil and air pathways need to be investigated to further characterize waste contamination.

Superfund HRS Score: N/A
Actual SI Score: N/A Projected HRS Score: N/A
SSI Rating or Recommendation: N/A

Target Populations:

Distance to nearest public water supply source (well) 2 miles NW

Distance to nearest private water supply source 1000' NE

Provide population estimates for the following pathways:

Groundwater

0-1/4 mile 28
1/4-1/2 mile 41
1/2-1 mile 100
1-2 miles 15491
2-3 miles 632
3-4 miles 1124

Soil Exposure

On-site 100
0-1/4 mile 900
1/4-1/2 mile 2500
1/2-1 mile 3200

Air

0-1/4 mile 1000
1/4-1/2 mile 2500
1/2-1 mile 3200

1-2 miles 6000
2-3 miles 1200
3-4 miles 13500

Surface Water

Distance to nearest intake >15 miles Population served N/A
Total Population served within 15 miles downstream N/A
Distance to nearest Fishery 350' NE Name Rock Run Creek
Distance to nearest sensitive environment >4 miles Type N/A
Distance to nearest perennial Surface Water Body 350' NE Type Creek

Other (non-Superfund) site inspection activities/Other Program Contacts:
TSD RCRA inspection by IDEM, October 21, 1986; EIS Environmental Engineers, Inc., October 1986; RCRA Land Disposal Restriction Inspection, March 22, 1989; State file search at the Indiana Department of Environmental Management on August 27, 1991 for hazardous waste file information. All the information gathered is from FIT, State, and US EPA files.

Migration Pathways Investigated: ESI Environmental Engineers, Inc. investigated soil pathways: 16 down stream soil samples were taken from a point where the plants wastewater treatment system discharges into the sanitary sewer.

Types/Contaminants of concern found for each migration pathway: The soil samples taken October 1986 were analyzed for total cadmium, chromium, and zinc. Significant amounts of chromium and zinc were found.

Is there PRP/State RI/FS or other remediation underway? (Describe):
No known remediation currently underway.

State Comment/Recommendation (to be completed by State):